

**AA-7923 (a) and (b)**  
**Administrative Special Permit**

- a.) to replace an existing asphalt driveway with stamped concrete in the same footprint measuring a maximum of nineteen (19) feet in width on private property.
- b.) to replace an existing asphalt driveway with stamped concrete in the same footprint, a portion of which measures a maximum of fifteen feet (15') in the Cedar Parkway public right-of-way.

**Mr. Clifton Dalgard**  
**Ms. Elizabeth Dalgard**  
**29 Hesketh Street**



May 26, 2021

Mr. Clifton Dalgard  
& Ms. Elizabeth Dalgard  
29 Hesketh Street  
Chevy Chase, MD 20815

**RE: AA-7923 (a), and (b): Administrative Special Permit Application  
for driveway replacement**

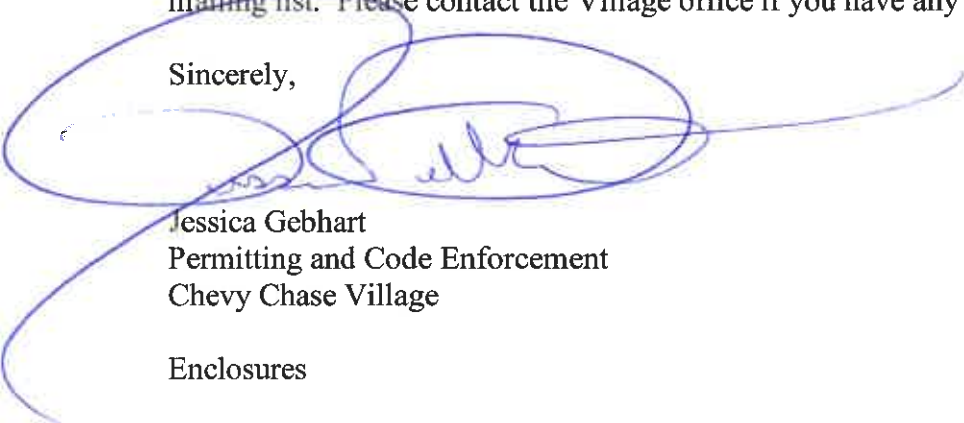
Dear Mr. and Ms. Dalgard:

Please note that your request for an administrative review of a Special Permit application to replace the driveway at your property is being reviewed by the Building Officer and Village Manager.

A public notice was mailed to abutting and confronting property owners on the 26<sup>th</sup> day of May, 2021 and a sign was posted at the property. Abutting or confronting property owners or any aggrieved resident, within fifteen (15) days of the date the notices are issued, may submit written comments and request that the application be submitted to the Board of Managers in accordance with Sec. 8-11 of the Chevy Chase Village Building Code.

For your convenience, enclosed please find copies of the Public Notice and mailing list. Please contact the Village office if you have any questions.

Sincerely,



Jessica Gebhart  
Permitting and Code Enforcement  
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
ccv@montgomerycountymd.gov  
www.chevychasevillagemd.gov

BOARD OF MANAGERS  
ELISSA A. LEONARD  
*Chair*  
ROBERT C. GOODWIN, JR.  
*Vice Chair*  
DAVID L. WINSTEAD  
*Secretary*  
RICHARD M. RUDA  
*Assistant Secretary*

GARY CROCKETT  
*Treasurer*  
MINH LE  
*Assistant Treasurer*  
NANCY E. WATTERS  
*Board Member*

VILLAGE MANAGER  
SHANA R. DAVIS-COOK  
LEGAL COUNSEL  
SUELLEN M. FERGUSON

**MAILING LIST FOR APPEAL AA-7923 (A) AND (B)**

**MR. CLIFTON DALGARD AND  
MS. ELIZABETH DALGARD,  
29 HESKETH STREET  
CHEVY CHASE, MARYLAND 20815**

<b>Adjoining and confronting property owners</b>	
Mr. & Mrs. Martin Weinstein Or Current Resident 5815 Cedar Parkway Chevy Chase, MD 20815	Mr. & Mrs. Edward Knight Or Current Resident 32 West Irving Street Chevy Chase, MD 20815
Ms. Louisa Bullard Or Current Resident 27 Hesketh Street Chevy Chase, MD 20815	Mr. Christopher Erckert & Mr. Christopher Sperl Or Current Resident 28 Hesketh Street Chevy Chase, MD 20815
Mr. Jonathan Hacker & Ms. Kristen Donoghue Or Current Resident 30 Hesketh Street Chevy Chase, MD 20815	Mr. & Mrs. Daniel Crocker Or Current Resident 5804 Cedar Parkway Chevy Chase, MD 20815
Mr. & Mrs. Paul Cromelin Or Current Resident 5806 Cedar Parkway Chevy Chase, MD 20815	Mr. & Mrs. Monroe Neuman Or Current Resident 5802 Cedar Parkway Chevy Chase, MD 20815

I hereby certify that a public notice was mailed to the aforementioned property owners on the 26<sup>th</sup> day of May, 2021.

**Jessica Gebhart  
Permitting and Code Enforcement Coordinator  
Chevy Chase Village  
5906 Connecticut Avenue  
Chevy Chase, MD 20815**

**CHEVY CHASE VILLAGE**  
**NOTICE OF ADMINISTRATIVE SPECIAL PERMIT REQUEST**

---

Please take notice that the Chevy Chase Village Building Officer and Village Manager will conduct an administrative review of a Special Permit application for the following:

**APPEAL NUMBER AA-7923 (a) and (b)**  
**MR. CLIFTON DALGARD**  
**MS. ELIZABETH DALGARD**  
**29 HESKETH STREET**  
**CHEVY CHASE, MARYLAND 20815**

The applicants seek an administrative Special Permit pursuant to Sec. 8-11 of the Chevy Chase Village Building Code to:

- a) to replace an existing asphalt driveway with stamped concrete in the same footprint measuring a maximum of nineteen (19) feet in width on private property.
- b) to replace an existing asphalt driveway with stamped concrete in the same footprint, a portion of which measures a maximum of fifteen feet (15') in the Cedar Parkway public right-of-way.

**The Chevy Chase Village Code Sec. 8-26 states:**

Any driveway on private property may not exceed fifteen (15) feet in width without a Special Permit from the Board of Managers, except that the driveway in front of a two-car garage may extend the full width of the two-car garage, provided that such driveway does not exceed twenty (20) feet in length. An existing driveway that does not comply with the previous sentence may be replaced pursuant to Sec. 8-11.

Additionally,

**The Chevy Chase Village Code Sec. 25-5(a) states:**

Any portion of a private driveway which crosses the public right-of-way may not exceed ten (10) feet in width without a Special Permit from the Board of Managers, except that the apron where the driveway connects with the street shall be allowed a five-foot radius on each side of the driveway for a total entrance at the curbside not to exceed twenty (20) feet in width.

Additionally,

**The Chevy Chase Village Code Sec. 8-11 states:**

- (b) The Building Officer and the Village Manager, by joint action, may grant variances and Special Permits for the following construction.
  - (2) Replacement of an existing driveway, provided that:
    - (a) The replacement driveway is not wider than the existing driveway, and
    - (b) The replacement driveway is in substantially the same location as the existing driveway.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at [www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov) or you may contact the office for this information to be mailed to you.

This notice was mailed (and emailed where possible) to abutting and confronting property owners on the 26<sup>th</sup> day of May 2021. Abutting or confronting property owners or any aggrieved resident may, within fifteen (15) days of the date the notices are issued, submit written comments and request that the application be submitted to the Board of Managers in accordance with Sec. 8-10 and 8-11 of the Chevy Chase Village Building Code.

**Chevy Chase Village Office**  
**5906 Connecticut Avenue**  
**Chevy Chase, Maryland 20815**  
**301-654-7300**



## Online Form Submittal: Building Permit Application for Driveways and Other Features at Grade

noreply@civicplus.com <noreply@civicplus.com>

Wed 5/12/2021 10:13 AM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>; Village, Chevy Chase  
<ChevyChase.Village@montgomerycountymd.gov>

[EXTERNAL EMAIL]

### Building Permit Application for Driveways and Other Features at Grade

#### Step 1

Property Address:	29 Hesketh Street, Chevy Chase, MD 20815
Name	Elizabeth Dalgard
Email Address	Field not completed.
Phone Number	301-807-7336
Cell Number	Field not completed.
After-hours Phone Number	Field not completed.
(Section Break)	
Primary Contact for Project:	Resident
*MHIC/MD Contractor's License No.	Field not completed.
Information for Primary Contact for Project (if different from property owner):	
Name	Field not completed.
Email Address	Field not completed.
Work Telephone	Field not completed.
Cell Number	Field not completed.
After-hours Telephone	Field not completed.
(Section Break)	
Check all that apply:	Driveway (If a new curb cut is required, note additional fee.)
(Section Break)	
Check all appropriate boxes:	a replacement in-kind and in the same location
Description of project:	We would like to replace our existing asphalt driveway with a stamped concrete driveway. The only addition to the driveway would be a French drain to help with proper water drainage.

## Step 2

---

### Guidelines for Building, Replacing and Maintaining Driveways

*Village Code states that any person intending to install, replace or alter a driveway, or any material part thereof, must first obtain a Building Permit from the Village office. (Residents within the Historic District must also obtain a Historic Area Work Permit; please contact the Historic Preservation Commission directly.) (12) Any external antenna, air conditioner, generator or heat pump including the replacement of any such external feature that is a developmental nonconformity.*

---

Driveways are regulated in three areas: (1) the portion of the driveway located on private property, (2) the portion of the driveway that crosses the public right-of-way, and (3) the driveway apron, which is the portion of the driveway that meets the public street. Please refer to the illustration below for an example of these components.

---

#### (1) Driveways on Private Property

*Driveways on private property may be installed using any material the resident chooses (although residents within the Historic District must consult with HPC), provided that the driveway does not exceed fifteen feet (15') in width. Village Code allows residents to install a wider garage apron—the section of a driveway just forward of a garage—for two-car garages. The apron in front of a two-car garage may extend the full width of the two-car garage for a distance up to twenty feet (20') from the face of the garage. The Code applies this accommodation only for two-car garages.*

---

#### (2) Driveways on the Public Right-of-Way

*All driveways must cross the public right-of-way to access the street, but where private property ends and the public right-of-way begins ends is not always consistent from street to street, and may even vary from block to block (as discussed above). The first step is to determine where the right-of-way begins in front of your property. Your proposed driveway cannot exceed ten feet (10') in width where the driveway crosses the right-of-way. Also, if your driveway (whether new or replacement) crosses or intersects with a public sidewalk, the sidewalk material must be restored/maintained across the driveway so as to create a continuous public sidewalk of consistent material type.*

---

#### (3) Driveway Aprons

*The driveway apron is the portion of the driveway that meets the public street. In addition to the ten foot (10') maximum width of the driveway where the driveway crosses the public right-of-way, the Village Code allows a five foot (5') radius on either side to establish the driveway apron, thereby allowing a maximum width at the curb of twenty feet (20'). While driveways on private property may be installed in any material or color that residents choose, the Village Code specifies that the driveway apron must be installed in accordance with current Montgomery County standards.*

---

Village Code limits the number of curb cuts permitted per property to one. Accordingly, residents who wish to install a circular driveway will need to request a variance from the Board of Managers.

---

Unlike other improvements in the public right-of-way, a License to Use the Public Right-of-Way is not required to install or replace driveways or driveway aprons.

Replacement of a driveway apron is the sole responsibility of the adjoining property owner, not the Village.

---

**Step 3**

---

(Section Break)

---

Building Permit Application      *Field not completed.*  
Filing Requirements

---

File Upload      *Field not completed.*

---

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days. If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed. No signs advertising any service provider may be posted on the work site.

---

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

---

Electronic Signature      I agree.  
Agreement

---

Electronic Signature      Elizabeth R. Dalgard

---

Date:      5/12/2021

---

---

**Step 4**

---

Filing Fees  
(*due when application submitted*)

---

*Permit Filing Fee:*

---

(if a replacement in-kind and in the same location) - \$15


---

Quantity      1

---

Email not displaying correctly? [View it in your browser.](#)

<b>For Use By Village Manager</b>	<b>Application approved with the following conditions:</b>
<b>For Use By Village Manager</b>	<b>Application denied for the following reasons:</b>

<b>Filing Fees</b> (due when application submitted)	<b>Checks Payable to:</b>	<b>Chevy Chase Village</b> <b>5906 Connecticut Ave.</b> <b>Chevy Chase, MD 20815</b>
Permit Filing Fee: <input type="checkbox"/> \$30.00 (if new, enlarged or relocated) <input checked="" type="checkbox"/> \$15.00 (if a replacement in-kind and in the same location) <input type="checkbox"/> \$50.00 for new curb cut. <input type="checkbox"/> \$50.00 for construction in the Public Right-of-Way.		
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input type="checkbox"/> Not required for this project		
TOTAL Fees: <b>\$15.00</b>	Date: <b>5-24-2021</b> Staff Signature: 	
<b>Damage Deposit/Performance Bond</b> <input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: Village Manager Signature:	

<i>For Village Staff use:</i> Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)
--

## Online Form Submittal: Application for an Administrative Special Permit

noreply@civicplus.com <noreply@civicplus.com>

Wed 5/12/2021 10:12 AM

To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>; Village, Chevy Chase  
<ChevyChase.Village@montgomerycountymd.gov>

[EXTERNAL EMAIL]

### Application for an Administrative Special Permit

#### Step 1

Chevy Chase Village Code Section 8-1 defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting , or take other action where such permission is required by this Chapter. The administrative Special Permit is a written authorization from the Building Officer and Village Manager pursuant to Sec. 8-11 permitting construction in a manner not otherwise allowed by the Village Code.

Subject Property:	29 Hesketh Street, Chevy Chase, MD 20815
Describe the Proposed Project:	Replace an existing asphalt driveway with a stamped concrete driveway in the same location.
Applicant Name(s) (List all property owners):	Elizabeth and Clifton Dalgard
Phone Number	301-807-7336
Cell Number	Field not completed.
Email Address	edalgard@gmail.com
Address (if different from property address):	Field not completed.
For Village staff use:	
	(Section Break)
Filing Requirments:	Field not completed.
	(Section Break)

#### Affidavit

*I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements in this matter. I hereby authorize the Village Manager, or the Manager's designee, to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.*

Electronic Signature Agreement	I agree.
Electronic Signature	Elizabeth R. Dalgard
Date:	5/12/2021
Electronic Signature Agreement	I agree.
Electronic Signature	Elizabeth Dalgard
Date:	5/12/2021

## Step 2

Describe the basis for the Special Permit  
*(Applicants should become familiar with the pertinent sections of the Village Code. Attach additional pages as needed):*

Describe the reasons why approval of the Special Permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:	We intend to replace the driveway using the existing driveway footprint. The only change to the driveway will be the addition of a French drain, which will allow better water drainage away from the property, which will be an improvement to both 29 Hesketh and the adjoining properties, as it will prevent standing water, which is known to be an issue in this part of Chevy Chase Village.
Describe the reasons why the Special Permit can be granted without substantial impairment of the intent and purpose of Chapter 8 or Chapter 25 of the Chevy Chase Village Code:	We are intending to use the same driveway footprint and maintain the property as it is currently. The garage apron is only 2' wider than the Village requirement. Our driveway also extends slightly beyond the Village requirement of 15'; in front of the garage apron the driveway is 18' wide, but then tapers down to 16' wide. The driveway is still approximately 15-16' wide at the public right of way, however there is no obvious public access at the right of way as there is no sidewalk on this side of the street, and the owner's lawn extends all the way to the edge of the driveway. The driveway entrance is 19' wide, which meets the Village requirement of 20' or less. There is no apron at the driveway entrance; but rather just a flattened curb (see photos).

In exercising its powers in connection with an administrative special permit request, the Chevy Chase Village Building Officer and the Village Manager may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Fees  
*Per Village Code Sec. 6-2(a)(24):*

*For new construction:*

Filing Fee Cost  
**\$300**

Quantity                      0

*For replacing existing non-conformities:*

\$150

1

*For demolition of main building:*

\$2,250

0

*For demolition of accessory building or structure:*

\$250

0

*For fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way:*

\$300

0

File Upload

[Driveway Plan.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

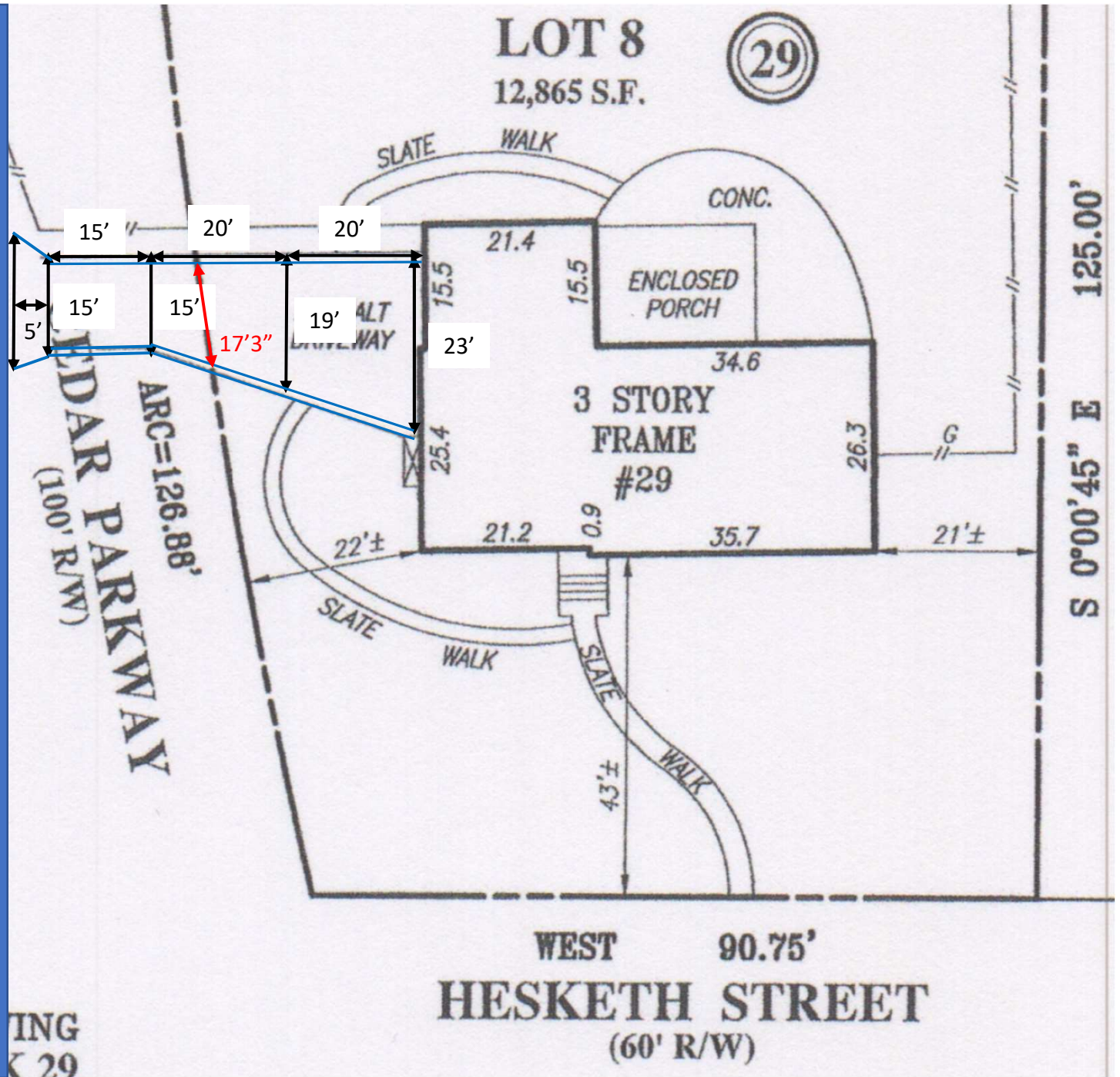


## 29 Hesketh Street Driveway Photos





CEDAR PARKWAY



## Real Property Data Search

## Search Result for MONTGOMERY COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

**Special Tax Recapture: None****Account Identifier:** District - 07 Account Number - 00454504

## Owner Information

<b>Owner Name:</b>	DALGARD CLIFTON DALGARD ELIZABETH	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	29 HESKETH ST CHEVY CHASE MD 20815	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/57105/ 00034

## Location &amp; Structure Information

<b>Premises Address:</b>	29 HESKETH ST CHEVY CHASE 20815-0000	<b>Legal Description:</b>	SEC 2 CHEVY CHASE
--------------------------	---	---------------------------	-------------------

<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
HN41	0000	0000	7230009.16	0009		29	8	2020	<b>Plat Ref:</b>

**Town:** CHEVY CHASE VILLAGE

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1918	3,810 SF	884 SF	12,865 SF	111

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
2	YES	STANDARD UNIT	FRAME/	8	3 full/ 1 half	1 Attached	

## Value Information

	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of 01/01/2020	As of 07/01/2020	As of 07/01/2021
<b>Land:</b>	907,500	998,200		
<b>Improvements</b>	896,700	1,350,600		
<b>Total:</b>	1,804,200	2,348,800	1,985,733	2,167,267
<b>Preferential Land:</b>	0	0		

## Transfer Information

<b>Seller:</b> BULLARD LOUISA J	<b>Date:</b> 01/15/2019	<b>Price:</b> \$2,467,650
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /57105/ 00034	<b>Deed2:</b>
<b>Seller:</b> BULLARD DEXTER M JR & L J	<b>Date:</b> 12/01/2015	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /51319/ 00134	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b> \$0
<b>Type:</b>	<b>Deed1:</b> /05859/ 00001	<b>Deed2:</b>

## Exemption Information

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2020	07/01/2021
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture: None**

## Homestead Application Information

**Homestead Application Status:** No Application

## Homeowners' Tax Credit Application Information

**Homeowners' Tax Credit Application Status:** No Application **Date:**

## Online Form Submittal: Website Posting Notice for Appeal, Special Permit and Variance Hearing

noreply@civicplus.com <noreply@civicplus.com>

Tue 5/18/2021 11:12 PM

To: Village, Chevy Chase <ChevyChase.Village@montgomerycountymd.gov>; CCV Permitting <ccvpermitting@montgomerycountymd.gov>

**[EXTERNAL EMAIL]**

### Website Posting Notice for Appeal, Special Permit and Variance Hearing

Case Number: *Field not completed.*

Hearing Date: 5/19/2021

(Section Break)

By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at for review by the general public.

Applicant/Appellant Name Elizabeth Dalgard

Phone Number: 301-807-7336

Address: 29 Hesketh Street, Chevy Chase, MD 20815

Email Address: edalgard@gmail.com

Applicant/Appellant  
Signature: Elizabeth Dalgard

(Section Break)

Agent Name for  
applicant/appellant: *Field not completed.*

Phone Number: *Field not completed.*

Address *Field not completed.*

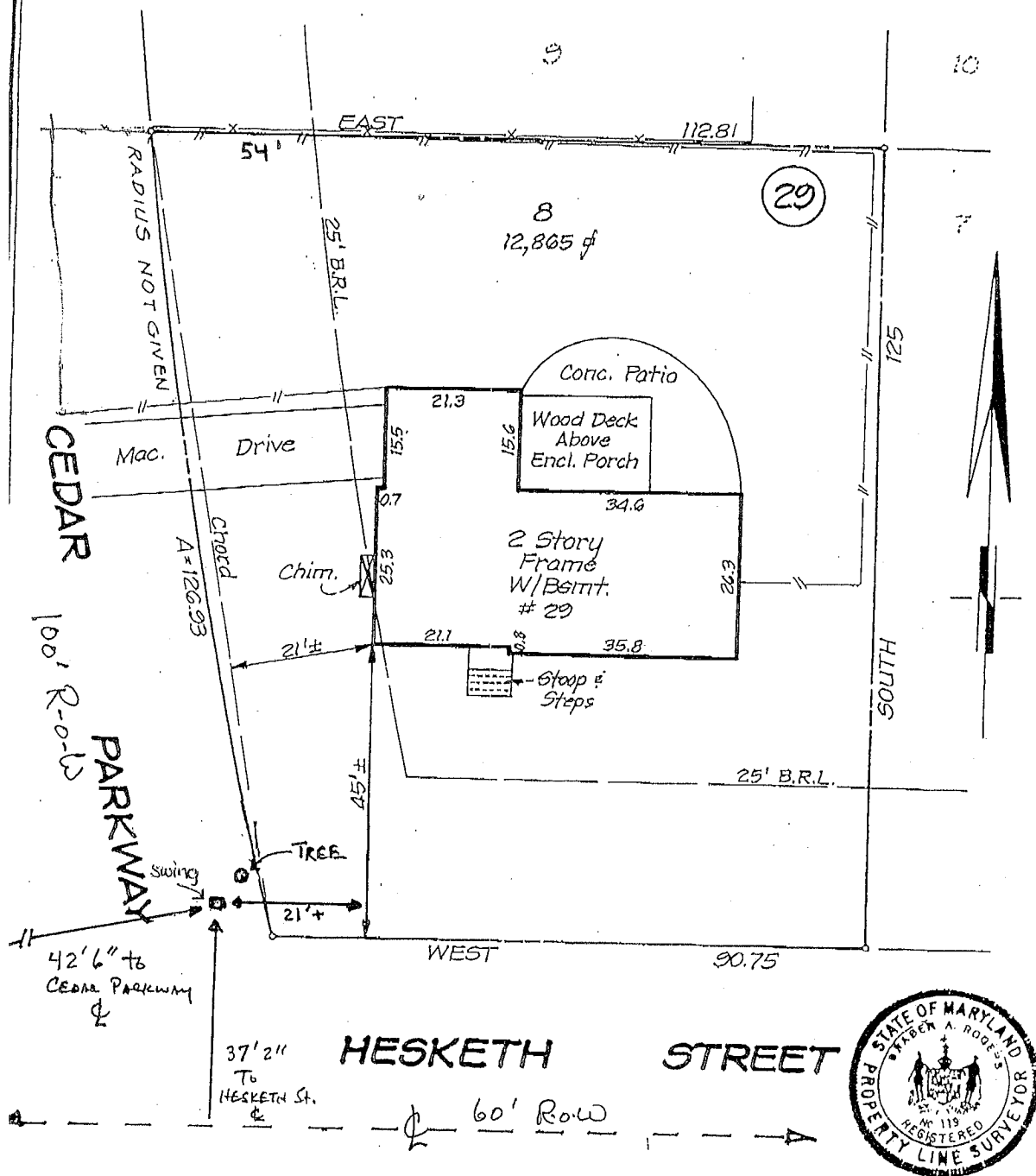
Email Address: *Field not completed.*

Signature of agent: *Field not completed.*

(Section Break)

Email not displaying correctly? [View it in your browser.](#)

JDTECH ASSOCIATES, INC.  
4206 EDMONSTON ROAD  
BLADENSBURG, MARYLAND 20710



LOCATION SURVEY OF  
29 HESKETH STREET

SUBDIVISION  
**HEVY CHASE**  
SECTION 2  
MONTGOMERY COUNTY, MARYLAND

LOT: 8  
PLAT BOOK: 2  
DATE: MAY 15, 1987  
CASE NO: 13761 MDW

BLOCK: 29  
PLAT NO: 106  
SCALE: 1" = 20'  
FILE NO: CTW 87025

CERTIFICATION: I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit tape survey and that unless otherwise shown here are no encroachments. This is not a property line survey and should not be used as such.